

174.0

0010

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

639,500 /

639,500

USE VALUE:

639,500 /

639,500

ASSESSED:

639,500 /

639,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		ABERDEEN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MOORE BRANDON JOSEPH &
Owner 2:	PATRICK MARCELLA
Owner 3:	

Street 1: 7 ABERDEEN RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: WHITTREDGE DAVID A-KAREN N -

Owner 2: -

Street 1: 7 ABERDEEN RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 4,050 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Wood Shingle Exterior and 1266 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4050		Sq. Ft.	Site		0	70.	1.34	6									379,051						379,100	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							4050.000		257,000		3,400		379,100		639,500							
Total Card							0.093		257,000		3,400		379,100		639,500		Entered Lot Size					
Total Parcel							0.093		257,000		3,400		379,100		639,500		Total Land:					
Source: Market Adj Cost																	Land Unit Type:					

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	257,100	3400	4,050.	379,100	639,600	639,600	Year End Roll	12/18/2019
2019	101	FV	213,200	3400	4,050.	373,600	590,200	590,200	Year End Roll	1/3/2019
2018	101	FV	213,200	3400	4,050.	287,000	503,600	503,600	Year End Roll	12/20/2017
2017	101	FV	213,200	3400	4,050.	270,800	487,400	487,400	Year End Roll	1/3/2017
2016	101	FV	213,200	3400	4,050.	249,100	465,700	465,700	Year End	1/4/2016
2015	101	FV	208,000	3400	4,050.	232,800	444,200	444,200	Year End Roll	12/11/2014
2014	101	FV	180,000	3400	4,050.	214,400	397,800	397,800	Year End Roll	12/16/2013
2013	101	FV	180,000	3400	4,050.	214,400	397,800	397,800		12/13/2012

Parcel ID 174.0-0010-0002.0

!13601!

PRINT

Date	Time
12/11/20	03:31:55

LAST REV

Date	Time
02/28/17	08:21:30

danam

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/20/2017	75	Siding	23,800	C				
5/27/2015	576	Solar Pa	23,356					
5/20/2015	525	Insulate	2,050					
5/20/2015	520	Re-Roof	4,000					
5/14/2015	499	New Wind	2,600					

ACTIVITY INFORMATION

Date	Result	By	Name
6/3/2015	Permit Insp	PC	PHIL C
10/22/2008	Meas/Inspect	163	PATRIOT
2/5/2000	Inspected	264	PATRIOT
12/20/1999	Mailer Sent		
12/16/1999	Measured	163	PATRIOT
1/1/1982		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 6 - Colonial				Full Bath: 1 Rating: Good	A Bath:			PDAS. OF = TOILET IN BMT.									
Sty Ht: 2 - 2 Story				3/4 Bath:													
(Liv) Units: 1 Total: 1				A 3QBth:													
Foundation: 3 - BrickorStone				1/2 Bath:													
Frame: 1 - Wood				A HBth:													
Prime Wall: 1 - Wood Shingle				OthrFix: 1 Rating: Good													
Sec Wall:		%		OTHER FEATURES													
Roof Struct: 1 - Gable				Kits: 1 Rating: Good	A Kits:												
Roof Cover: 1 - Asphalt Shgl				Fpl: 1 Rating: Good	WSFlue:												
Color: WHITE																	
View / Desir:																	
GENERAL INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN					
Grade: C - Average				Location:				Exterior:	No Unit	RMS	BRS	FL					
Year Blt: 1925	Eff Yr Blt:			Total Units:				Interior:	1	6	3						
Alt LUC:		Alt %:		Floor:				Additions:									
Jurisdict:		Fact:	.	% Own:				Kitchen:									
Const Mod:				Name:				Baths:									
Lump Sum Adj:				DEPRECIATION				Plumbing:									
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			Electric:									
Prim Int Wall: 2 - Plaster				Functional:				Heating:									
Sec Int Wall:		%		Economic:				General:									
Partition: T - Typical				Special:				CALC SUMMARY				COMPARABLE SALES					
Prim Floors: 3 - Hardwood				Override:				Total:	18.6 %				Rate	Parcel ID	Typ	Date	Sale Price
Sec Floors:		%															
Bsmnt Flr: 12 - Concrete																	
Subfloor:																	
Bsmnt Gar:																	
Electric: 3 - Typical																	
Insulation: 2 - Typical																	
Int vs Ext: S																	
Heat Fuel: 2 - Gas																	
Heat Type: 5 - Steam																	
# Heat Sys: 1																	
% Heated: 100		% AC:															
Solar HW: NO		Central Vac: NO															
% Com Wall		% Sprinkled:															
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:		PARCEL ID 174-0-0010-0002.0			
SPEC FEATURES/YARD ITEMS																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	111X19	A	AV	1940		26.96	T	40	101			3,400		3,400
More: N				Total Yard Items: 3,400				Total Special Features:				Total: 3,400					
 																	